

# *Fells Point Station*



THE HENSON DEVELOPMENT COMPANY



Mission First  
HOUSING DEVELOPMENT CORPORATION

Building Partnerships, Creating Community Assets

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- Baltimore City agreed to sell the vacant 16,000-square-foot former police station and adjacent surface parking lot for “condos” in 2005;
- 9% LIHTC in 2010,
- Capital One and Hudson Capital,
- Total Cost=\$12 Million
- 70% Tax Credits (Including 6 NEDS)

“Market Rate” rents @ \$1200

- Urban renewal, residential project that rehabilitates an existing building, and adds an addition totaling 53,000 s.f. This addition is a three-story, wood framed building containing 47 apartment units above a concrete pedestal with 3,300 s.f. of retail below;





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View of site from corner  
pre construction start



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Condition of Building  
before construction start



Pictures of Police Station from  
Bethel Street





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1920's picture of Police Station



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Historic Building





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- Site and Building Data 1621 Bank Street Zoning is B-2-2 (Community Business District)
- Number of apartments = 47
- Type of apartments 30 one-bedrooms (677sf-901sf) + 17 two-bedrooms (889sf- 1,138sf)
- Retail area – 3,300 sf      Parking = 31 spaces
- Areas of Building
  - Basement- 3,089sf\*
  - First floor- 10,996sf\*\*
  - Second floor- 16,510sf
  - Third Floor- 16,510sf
  - Fourth Floor- 13,732sf
  - Total- 60,837sf \*Basement does not count in FAR \*\* Parking

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## Broadway Elevation



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## Bank Street Elevation



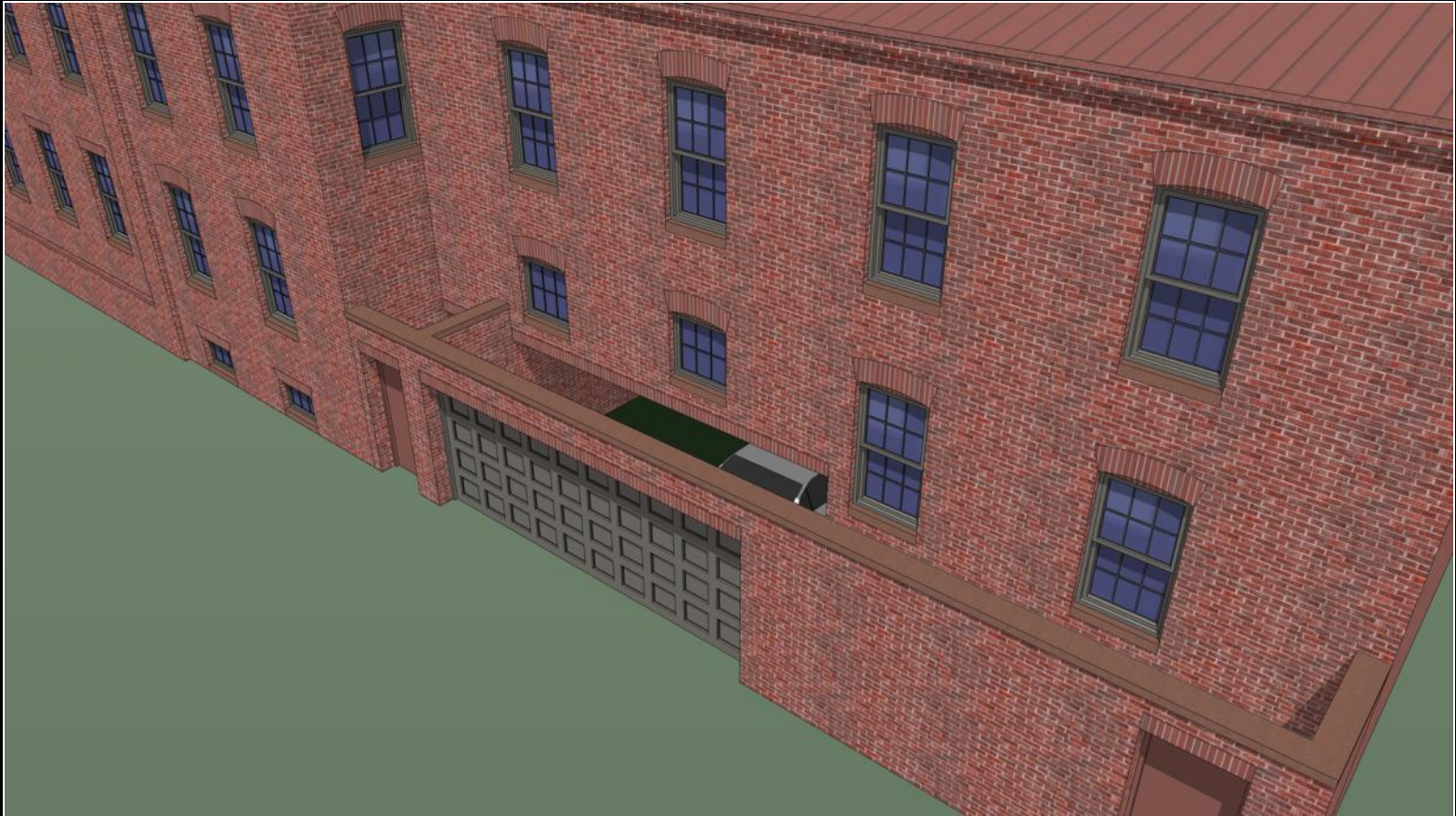


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## Bethel Street Elevation

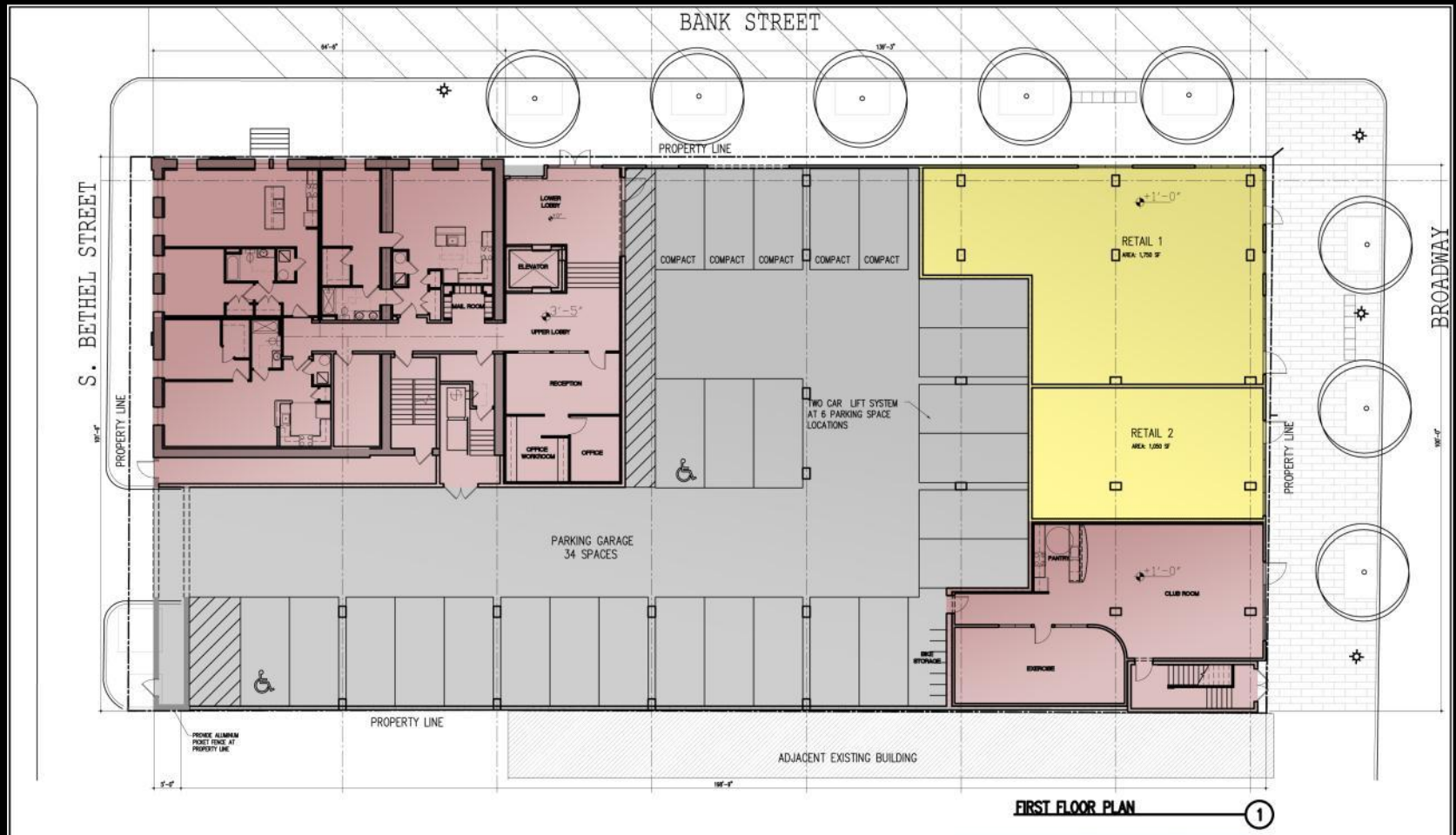


# *Fells Point Station*





# Fells Point Station



PROPOSED PROPERTY LINE

VARIETIES OF UNIT ARCHITECTURES ARE AVAILABLE

UNIT E-2A

UNIT E-1B

UNIT 2F-HC

UNIT 2A

UNIT 1A

UNIT 2B

UNIT 1B

UNIT 1C-HC

UNIT 1A

UNIT 1A

UNIT 2D-1

UNIT 1A

UNIT 1B

UNIT 1B

UNIT 1B

STAIR 1

TRASH RM

ELEV RM

1 BEDROOM

2 BEDROOM

1 BEDROOM

COURT, YARD TERRACE WITH GREEN ROOF

EXTERIOR SEATING AREAS PROVIDE OPPORTUNITY FOR SOCIAL INTERACTION

PROPOSED PROPERTY LINE

PROPOSED PROPERTY LINE

STAIR 2

LIGHT COLORED, HIGH ALBEDO MATERIALS PAVED WITH A MINIMUM SOLAR REFLECTIVE INDEX OF 0.8

GREEN SPACE AND SEATING AREAS PROVIDE PRIVACY, RECREATIONAL OPPORTUNITIES, AND A FEELING OF SPACIOUSNESS

SECOND FLOOR PLAN

2



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THIRD FLOOR PLAN  
1/8" = 1'-0"

3



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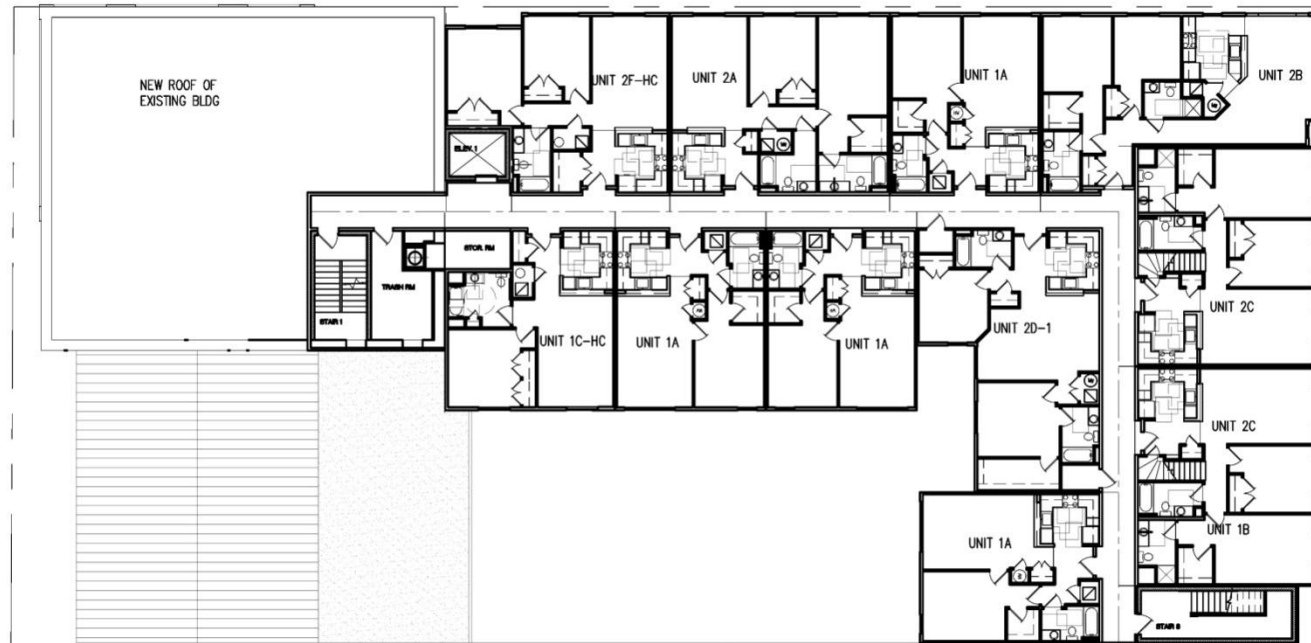
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FOURTH FLOOR PLAN  
1/8"=1'-0"

4



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Roof top View from building



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Bracing of Historic Building



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Historic Building Gutted and  
Mold Remediation Completed



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Topping Off Ceremony



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## Pouring of Concrete Pedestal



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